

BOARD OF ZONING APPEALS AGENDA
JULY 28, 2010

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 28, 2010, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. HIEU TRINH & MAI-HOUNG TRAN, SP 2010-BR-035 Appl. under Sect(s). 8-922 of the
MAG Zoning Ordinance to permit reduction in the minimum yard requirements based on error in
Approved building location to permit open deck to remain 2.2 feet from the rear lot line and reduction
 of certain yard requirements to permit construction of addition 13.5 ft. from rear lot line.
 Located at 9610 Jenny La. on approx. 11,486 sq. ft. of land zoned PDH-3. Braddock
 District. Tax Map 69-3 ((18)) 4 (Concurrent with VC 2010-BR-004).
- 9:00 A.M. HIEU TRINH & MAI-HOUNG TRAN, VC 2010-BR-004 Appl. under Sect(s). 18-401 of the
MAG Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located
Approved at 9610 Jenny La. on approx. 11,486 sq. ft. of land zoned PDH-3. Braddock District. Tax
 Map 69-3 ((18)) 4 (Concurrent with SP 2010-BR-035).
- 9:00 A.M. ARMANDO ESTRADA FERNANDEZ, SP 2010-PR-028 Appl. under Sect(s). 8-918 of the
SC Zoning Ordinance to permit an accessory dwelling unit. Located at 3416 Monarch Lane on
Approved approx. 11,445 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 59-1
 ((27)) 5. (Decision deferred from 6/30/10)
- 9:00 A.M. ST. ALBAN'S EPISCOPAL CHURCH, SPA 81-M-008-04 Appl. under Sect(s). 3-203 of the
DH Zoning Ordinance to amend SP 81-M-008 previously approved for a place of worship and
Approved nursery school to permit change in permittee, addition of a child care center and
 modification of development conditions. Located at 6800-A Columbia Pike on approx. 6.0
 ac. of land zoned R-2 and HC. Mason District. Tax Map 60-4 ((1)) 10.
- 9:00 A.M. JEAN-PHILLIPPE KRUKOWICZ AND BENEDICTE A. KRUKOWICZ, VC 2010-MA-003
SJ Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 25 percent
Approved front yard coverage. Located at 6532 Spring Valley Dr. on approx. 27,961 sq. ft. of land
 zoned R-2. Mason District. Tax Map 71-4 ((7)) 68.
- 9:00 A.M. RICHARD BOTTOMLEY, SP 2010-DR-038 Appl. under Sect(s). 8-922 of the Zoning
SJ Ordinance to permit reduction of certain yard requirements to permit construction of
Approved accessory structure 12.0 ft. from side lot line. Located at 148 River Park La. on approx.
 2.0 ac. of land zoned R-E. Dranesville District. Tax Map 4-3 ((9)) 19.

- 9:30 A.M. 4300 EVERGREEN LANE CORPORATION AND WASHINGTON BAPTIST SEMINARY, A
DWH 2007-MA-011 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of a
Admin. determination that the appellants have established a college/university use on property in
Moved to the C-3 District without special exception approval and without a valid Non-Residential Use
12/15/10 at Permit in violation of Zoning Ordinance provisions. Located at 4300 Evergreen La. On
appl. req. approx. 38,885 sq. ft. of land zoned C-3. Mason District. Tax Map 71-2 ((2)) 13. (Admin.
moved from 7/10/07, 9/18/07, 11/27/07, 2/12/08, 4/1/08, 6/10/08, 11/4/08, 2/24/09,
7/14/09, 1/13/10, 3/10/10, and 5/26/10 at appl. req.)
- 9:30 A.M. ADIL AL-BOTABEEKH AND BABYLON TAVERNA, INC., A 2010-MA-006, Appl. under
JC sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is
Overtured operating a commercial recreation use located in the C-6 and CRD Districts without an
approved Group 5 Special Permit or a valid Non-Residential Use Permit for the use in
violation of Zoning Ordinance provisions. Located at 3811E South George Mason Dr. on
approx. 2,400 sq. ft. of land zoned C-6 and CRD. Mason District. Tax Map 62-3 ((13)) 5.
- 9:30 A.M. SHLP TYSONS RESERVE I LLC AND SHLP TYSONS RESERVE II LLC, A 2010-PR-001
CB Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that
Upheld monetary compensation for residual damages resulting from land dedication would
preclude the receipt of density credit for the area of land being dedicated. Located at
7965 through 8070 Crianza Place and 2121 through 2171 Tannin Place on approx. 11.48
ac. Of land zoned PDH-30 and pt. H-C. Providence District. Tax Map 39-2 ((1)) 13A5 and
13A6. (Deferred from 4/21/10 at appl. req.) (Admin. moved from 6/23/10 and 6/30/10)

JOHN F. RIBBLE III, CHAIRMAN